

Public Notice

(First Date of Pub.: Wed., Jan. 15, 2025)
(Dates of Pub.: Wed., Jan 15, 22, 2025)

NOTICE OF EXPIRATION OF REDEMPTION

State of Minnesota
County of Lyon
Aurora Heard
Lyon County Auditor/Treasurer Office

To all persons having an interest in lands described in this notice:

You are notified that the parcels of land described in this notice and located in the county of Lyon, State of Minnesota, are subject to forfeiture to the State of Minnesota because of nonpayment of delinquent property taxes, special assessments, penalties, interest, and costs levied on those parcels.

The time for redemption from forfeiture expires if a redemption is not made by the later of (1) 60 days after service of this notice on all persons having an interest in the lands of record at the office of the county recorder or registrar of titles, or (2) by the second Monday in May. The redemption must be made in the Auditor/ Treasurer Office.

The following information is listed below: the names of the property owners, taxpayers, and interested parties who have filed their addresses under M.S. 276.041; the addresses on file for the parties; parcel identification number; legal description of each parcel; and the amount necessary to redeem a parcel as of the date listed below.

Taxpayers & Fee Owners	Legal Description	Tax Parcel #	Redeem Amount Good Until 01/31/25
Hugh Allen Smith 400 Donita Ave Marshall, MN 56258	Lot Twenty Four (24) and the east forty (40) feet of Lot Twenty Three (23) of Black One (1) Eatros FIRST Addition to the City of Marshall, Minnesota according to the recorded plat thereof.	27-207023-0	\$10,608.15

IMPORTANT: If the parcels forfeit, they will be sold. If the proceeds from the sale exceed the total amount of the delinquent taxes, special assessments, penalties, interest, and costs assigned to those parcels, you may be entitled to the excess proceeds from the sale. If there are excess proceeds, you will be notified and must submit the claim form included with the notification in order to receive the proceeds.

FAILURE TO REDEEM THE LANDS PRIOR TO THE EXPIRATION OF REDEMPTION WILL RESULT IN THE LOSS OF THE LAND AND FORFEITURE TO THE STATE OF MINNESOTA.

The amount listed above must be paid to redeem. Additional costs will be incurred during the process that must be paid to redeem any parcel. Please contact the Lyon County Auditor/Treasurer's office for the total amount due.

Inquiries about the delinquent tax proceedings described can be made to the Lyon County Auditor/Treasurer at the contact information listed below.

Witness my hand and official seal this 2nd day of January, 2025.

/s/ Aurora Heard
Lyon County Auditor/Treasurer
607 W Main St
Marshall, MN 56258
507-537-6724
PropertyTax@co.lyon.mn.us

(First Date of Pub.: Wed., Jan. 15, 2025)
(Dates of Pub.: Wed., Jan. 15, 22, 29, Feb. 5, 12, 19)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: August 24, 2021
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$127,600.00
MORTGAGOR(S): Ladonna Mae Rathje, a single woman
MORTGAGEE: Discover Bank
DATE AND PLACE OF RECORDING:
Recorded: September 7, 2021 Lyon County Recorder
Document Number: ER12265
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender/Broker/Mortgage Originator: Discover Bank
Residential Mortgage Servicer: Discover Bank
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon
Property Address: 102 W Southview Drive, Marshall, MN 56258
Tax Parcel ID Number: 27-572014-0

LEGAL DESCRIPTION OF PROPERTY: Lot 7 in Block 2 of Nielsens 7th Addition to the City of Marshall, Lyon County, Minnesota according to the recorded plat thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$125,035.15

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 04, 2025 at 10:00 AM

PLACE OF SALE: County Sheriff's office, in the lobby of the Law Enforcement Center, 611 West Main Street, Marshall, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgage must vacate the property on or before 11:59 p.m. on September 04, 2025, or the next business day if September 04, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: January 8, 2025
MORTGAGEE: Discover Bank

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300

File Number: 055827-F1

(First Date of Pub.: Wed., Jan. 29, 2025)
(Dates of Pub.: Wed., Jan. 29, 2025)

ORDINANCE #391 CITY OF TRACY, MINNESOTA

AN ORDINANCE CREATING THE CITY OF TRACY EDA HOUSING TRUST FUND

Section 1: GENERAL PROVISIONS

1.1 Authority. This Ordinance is adopted pursuant to Minnesota Statutes, Section 462C.16.

1.2 Purpose. Pursuant to Minnesota Statutes, Section 462C.16, there is hereby created and established for the City of Tracy, a fund to be known and denominated as the City of Tracy EDA Housing Trust Fund (the "Housing Trust Fund"). The Housing Trust Fund shall be a permanent source of funding and a continually renewable source of revenue to meet, in part, the housing needs of Moderate, Low Income and Very Low-Income households of the City. The Housing Trust Fund shall provide loans and grants to property owners, homeowners, local units of government, for-profit housing developers, and non-profit housing developers for the following purposes: (1) acquisition, capital and soft costs necessary for the creation of new Affordable and Workforce Housing (both rental and owner-occupied), (2) acquisition, rehabilitation, capital and soft costs necessary for the preservation of existing Affordable and Workforce Housing; (3) acquisition, capital and soft costs necessary for the creation of new Mixed Income Housing (both rental and owner-occupied); (4) the rehabilitation of the existing housing stock; and (5) other housing expenditures that are consistent with Minnesota Statutes, Section 462C.16 Subd. (3).

Section 2: DEFINITIONS

Various definitions related to this ordinance are spelled out.

Section 3: HOUSING TRUST FUND ACCOUNT; SOURCE OF TRUST FUNDS

3.1A. There is also hereby established a City of Tracy Housing Trust Fund Account, to be maintained by the EDA. This section also explains the funds in which these monies will be kept.

Section 4: TRUST FUND DISTRIBUTIONS

This section explains how the funds will be distributed

Section 5: SEVERABILITY

5.1 If any provision of this Ordinance or the application thereof is held invalid, said invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and for this purpose, the provisions of the Ordinance are severable.

Section 6: EFFECTIVE DATE

6.1 This Ordinance shall be in effect on the date of its passage by the Tracy City Council and publication according to Minnesota Statutes. Adopted by the Tracy City Council on January 27, 2025

Attachments: **MINNESOTA STATUTES SECTION 462C.16 HOUSING TRUST FUNDS FOR LOCAL HOUSING DEVELOPMENT**

Passed and adopted this 27th day of January, 2025

Respectfully submitted,

Jeff Carpenter
City Administrator

(First Date of Pub.: Wed., Jan. 29, 2025)
(Dates of Pub.: Wed., Jan. 29, 2025)

Tracy Public School requests proposals for group insurance coverage for the health plan year beginning July 1, 2025. Sealed proposals will be accepted in electronic form until 5:00 pm central time on March 18 at zwachp@tracy.k12.mn.us

Copies of the complete request for proposal may be requested from zwachp@tracy.k12.mn.us and will be sent electronically at no charge. The district reserves the right to reject any or all bids and to waive informalities. The District reserves the right to select the proposal which it determines to be in the best interest of the District.

Voting begins to help MnDOT name eight snowplows statewide

Voting is now open on the list of finalists for the 2024-25 Name a Snowplow contest, the Minnesota Department of Transportation announced today. The top eight vote-getters will become new MnDOT snowplow names, one new name for each MnDOT district.

See the list of finalists and vote now at mndot.gov/nameasnowplow.

Voting will remain open through noon on Friday, Feb. 7. Individuals will be able to vote once and select up to eight of their favorite names.

MnDOT received more than 7,300 snowplow name submissions in December and staff reviewed the suggestions to help select 50 finalists for public voting.

The agency considered a variety of factors, including uniqueness, frequency of submissions, Minnesota-specific ideas, and names that would be easily identifiable and understandable to most audiences.

Winning names will be announced in February. Minnesotans are encouraged to follow @mndot on Facebook, X and Instagram for updates on the Name a Snowplow contest, and to see winter weather alerts, safety messages, project updates and more.

This is MnDOT's fifth Name a Snowplow contest. In addition to the 32 named snowplows selected through previous contests, MnDOT staff have also helped to name four additional snowplows: Giwedini-The North Wind; Goonodaabaan-Snow Vehicle (both Ojibwe); Icamna-Blizzard and Waktal-Watch Out! (both Dakota) in acknowledgement of the highways the state plows adjacent to tribal lands.

Call today and receive a FREE SHOWER PACKAGE PLUS \$1600 OFF

SAFE STEP WALK-IN TUB

1-833-966-3882

With purchase of a new Safe Step Walk-In Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082165 NSCB 0082999 0083445

EASE OF USE
MADE IN TENNESSEE
BBB
LIFETIME LIMITED WARRANTY

FINANCING AVAILABLE WITH APPROVED CREDIT

Professional Directory

STEPHENS Funeral Service
Tracy Area Funeral Home

1155 Morgan St. • Tracy, MN • 507-629-4680
Nathan & Valerie Stephens, owners

BALATON DENTAL CLINIC
Dr. Richard Brown • General Dentistry • Comprehensive Dental Care for All Ages

123 THIRD STREET, BALATON, MINNESOTA

HOURS: Mon thru Thurs, 8 a.m. to 5 p.m.
For Appointments Call (507) 734-2251

Horvath Funeral Service

444 Craig Ave, Tracy, MN 56175

629-4510, www.horvathfuneralservice.com

Quinn M. Horvath, Owner/Funeral Director

Michael R. Thomas D.D.S. & Associates
New Location

Smile Designers

Patient Friendly Hours ~ Evenings & Friday Appointments
1511 Carlson Street, Marshall, MN

507-532-3353
www.smiledesignersmn.com

M-Tues 8 a.m.-5 p.m. • Wed 8 a.m.-7 p.m. • Fri 8 a.m.-2 p.m.

TRACY AREA HEADLIGHT HERALD

PLACE YOUR AD!

Call Tara at 507-629-4300.
tara@headlightherald.com

REASONABLE RATES!

INJURED?
We've Helped Thousands Get Compensation

Contact Us Today For Free Advice

Car Accidents
Personal Injury
Workers' Compensation

507-900-5480
www.FieldsInjury.com

Steve Fields
Minnesota Attorney

FIELDS INJURY LAW

No Hassles

THE MINNESOTA DISPLAY AD NETWORK

Take the hassle out of placing your newspaper ad in multiple publications. We can place it statewide or regionally. You'll place one order and because you only get one bill, you only write one check.

Your newspaper representative can provide complete details.

The 2x4 Network is a program of the MNA, phone 612-332-8844